



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD15-16  
**APPLICANT:** Robert L. Cleveland  
**DATE:** June 11, 2015  
**LOCATION:** 3160 & 3170 S. Classen Blvd.  
**TO:** Interested Neighbors  
**WARD:** 7  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Request for 2025 Amendment and Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Norman 2025 Plan Amendment and rezoning of the subject property. This property is currently zoned I-1, Light Industrial District, and a change of zoning is requested to C-2, General Commercial District.

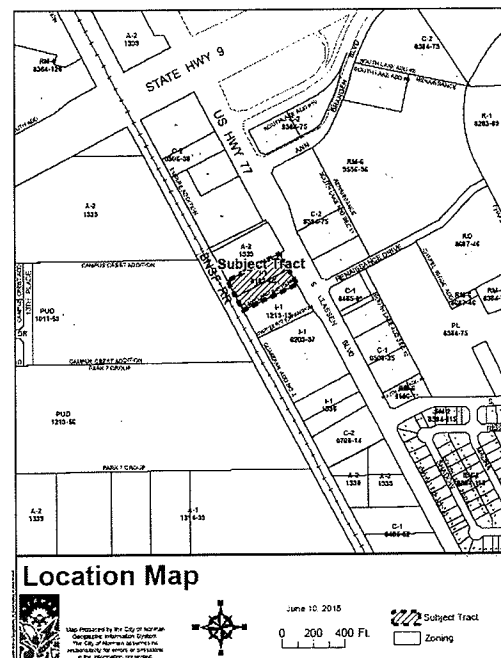
Please join us for a Pre-Development discussion of this proposal on Thursday, June 25, 2015 from 7:00 p.m. until 7:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 15-16

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> Robert L. Cleveland	<b>ADDRESS</b> c/o Atty Sean Paul Rieger 136 Thompson Drive Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Atty Sean Paul Rieger sp@riegerllc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Atty Sean Rieger; 405-329-6070 <b>BEST TIME TO CALL:</b> business hours

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
 3160 and 3170 S CLASSEN BLVD NORMAN 73071

\_\_\_\_\_  
 CLEVELAND INDUSTRIAL PARK LOTS 1 & 2, BLK 1

and containing approximately 1.84 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Rezoning from existing I-1 to C-2 General Commercial. As this immediate area of Norman continues to rapidly transform from industrial to a commercial corridor with the new Walmart, this property owner wishes to rezoned now in order to be same zoning as is across the street and as is in very near proximity up and down Classen. No immediate plans for spcific users are set, and no immediate changes to existing site plan.

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment    ☐ Growth Boundary  
☒ Land Use  
☐ Transportation  
☒ Rezoning to C-2 District(s)  
☐ Special Use for \_\_\_\_\_  
☐ Preliminary Plat \_\_\_\_\_ (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☒ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: I-1  
 Current Plan Designation: Industrial

Concurrent Planning Commission Review Requested: \_\_\_\_\_

Received on: 6-8-15  
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# THE RIEGER LAW GROUP

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REAL ESTATE LAW - CONSTRUCTION LAW - BUSINESS LAW  
ATTORNEYS AND COUNSELORS AT LAW  
SP RIEGER PLLC

8 June 2015

City of Norman  
Planning Department  
201 West Gray  
Norman, OK 73069

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for a rezoning and 2025 Plan Change. The property is currently zoned I-1 Light Industrial, and is 2025 Planned Industrial. We seek to rezone to C-2 General Commercial District and 2025 Plan change to commercial.

This area of South Classen is rapidly transforming from a planned industrial corridor to a commercial corridor. The Applicant does not have specific plans for commercial uses at this time, but desires to go forward with the zoning change in order to be zoning ready for the commercial uses that continue to spawn in the immediate area. Just south of this site is the planned Walmart Supercenter. Across the street and north of the site are other C-2 zoning districts.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,  
S.P. RIEGER PLLC



By: Sean Paul Rieger  
Attorney at Law ▪ Architect ▪ Broker

## Cleveland Rezoning

Site plan shall remain as existing site, as per below:

